



September 6, 2007

# ACTION AGENDA

## COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

**Call to Order ..... Chairperson Hall**  
**Invocation ..... Dean Thompson**  
**Pledge of Allegiance ..... Jean Garniewicz**  
**Quorum ..... Chairperson Hall**  
**Quorum present with 80% of members present. Commissioner McGuire was absent.**  
**Approval of Minutes for August 16, 2007 ..... Chairperson Hall**  
**Commissioner Atkins moved to approve the minutes of August 16, 2007. Commissioner Garniewicz seconded. Motion carried 4 - 0.**  
**Reading of the Agenda ..... Director Browning**  
**Approval of the Agenda ..... Chairperson Hall**  
**Commissioner Garniewicz moved to approve the Agenda as presented. Commissioner Atkins seconded. Motion carried 4 - 0.**

### Old Business

**Preliminary Plat ..... Staff**

### New Business

**Final Plat ..... Staff**

1. **Creek Bend Section II, Phase II**, Wrightsboro Road, Zoned R-2, 15 lots, 8.54 acres, *Commission District 4.*  
**Commissioner Thompson made the motion to approve the final plat for Creek Bend Section II, Phase II and to include all departmental conditions. Commissioner Garniewicz seconded. Motion carried 4 - 0.**

**Preliminary Plat ..... Staff**

2. **Arlington Phase I**, Dozier Road, Zoned R-A, 33 lots, 142.20 acres, *Commission District 4.*
3. **Baldwin Place II**, South Old Belair Road, Zoned R-2 RCO, 50 lots, 24.20 acres, *Commission District 3.*
4. **Canterbury Farms Phase II**, Chamblin Road, Zoned PUD, 75 lots, 67.50 acres, *Commission District 4.*  
**Commissioner Thompson made the motion to approve the preliminary plats for Arlington Phase I, Baldwin Place II, and Canterbury Farms Phase II and to include all departmental conditions. Commissioner Garniewicz seconded. Motion carried 4 - 0.**

**Rezoning ..... Staff**

5. **RZ 07-09-01**, Rezone Tax Map 072E Parcel 003, 0.33 acre located at 254 North Belair Road, from R-2 to P-1. *Commission District 3.*



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**Chairperson Hall declared the public hearing closed. Commissioner Thompson made the motion to approve RZ07-09-01 and to include departmental conditions. Commissioner Atkins seconded. Motion carried 4 - 0.**

- 6. RZ 07-09-02**, County Initiated Rezoning of Tax Map 052 Parcel 039, 3.41 acres located at 5870 Wrightsboro Road, from C-1 to R-A. *Commission District 4.*

**Commissioner Hall declared the public hearing closed. Commissioner Atkins made the motion to disapprove RZ07-09-02. Chairperson Hall seconded. Motion carried 4 - 0.**

- 7. RZ 07-09-03**, County Initiated Rezoning of a portion of Tax Map 041 Parcel 070, 1.30 acre located at 873 Louisville Road, from C-1 to R-A. *Commission District 4.*

**Commissioner Hall declared the public hearing closed. Commissioner Atkins made the motion to disapprove RZ07-09-03. Commissioner Garniewicz seconded. Motion carried 4 - 0.**

- 8. RZ 07-09-04**, County Initiated Rezoning of Tax Map 031A Parcel 047C, 0.50 acre located at 827 Fairview Drive, from C-2 to R-A. *Commission District 4.*

**Commissioner Hall declared the public hearing closed. Commissioner Garniewicz made the motion to disapprove RZ07-09-04. Commissioner Atkins seconded. Motion carried 4 - 0.**

- 9. RZ 07-09-05**, County Initiated Rezoning of Tax Map 031 Parcel 067, 12 acres located at 1002 Appling-Harlem Highway, from P-1 to R-A. *Commission District 4.*

**Commissioner Hall declared the public hearing closed. Commissioner Garniewicz made the motion to disapprove RZ07-09-05. Commissioner Thompson seconded. Motion carried 4 - 0.**

- 10. RZ 07-09-06**, Rezone Tax Map 074C Parcels 052, 014, 012, 010, 010A, 027B, 045, 051, 014E, 056, 055, 053, 050, and 027D, 19 +/- acres located at 1421 Collins Drive; 4507, 4529, 4551, 4557 and 4559 Avery Avenue; 4501, 4517, 4523, 4533, 4535, 4537, 4539, and 4549 Jessie Road, from R-2 and R-3A to T-R. *Commission District 2.*

**Commissioner Hall declared the public hearing closed. Commissioner Thompson made the motion to allow the withdrawal of RZ07-09-06. Commissioner Garniewicz seconded. Motion carried 4 - 0.**

- 11. PUD Revision**, Portion of Tax Map 067 Parcel 113, 41.70 acres located on Columbia Road, *Commission District 3.*

**Commissioner Garniewicz made the motion to approve the PUD revision for Tax Map 067 Parcel 113 and to include departmental conditions. Commissioner Atkins seconded. Motion carried 4 - 0.**

**Text Amendment..... Staff**

- 12. TA07-09-01, Front Setback Requirements** for certain portions of Washington Road, Columbia Road, and Flowing Wells Road.

**Commissioner Hall declared the public hearing closed. Commissioner Garniewicz made the motion to approve the Text Amendment to change the minimum front setback from**



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street centerline for certain portions of Washington Road, Columbia Road, and Flowing Wells Road. Commissioner Thompson seconded. Motion carried 4 - 0.

Staff Comments ..... Staff  
 Public Comments..... Chairperson Hall  
 Adjourn ..... Chairperson Hall  
 Meeting adjourned at 7:50

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire, Vice-chairman
District 1 [Ron Thigpen]	Jean Garniewicz
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Chairperson
District 4 [Lee Anderson]	Tony Atkins

## Meeting Schedule: September 2007 / October 2007

Board/Commission	Date	Time	Location
Planning Commission	September 6, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	September 18, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	September 20, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	September 24, 2007	8:00 AM	Evans Government Center Auditorium
Board of Commissioners	October 2, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	October 4, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	October 16, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	October 18, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	October 23, 2007	8:00 AM	Evans Government Center Auditorium



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## COLUMBIA COUNTY PLANNING COMMISSION

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on *Tuesday, September 18, 2007* at 6:00 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, September 14, 2007 to place their name on the agenda for presentation.

